025.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	962,700 / 962,700
					USE VALUE:	962,700 / 962,700
					ASSESSED:	962,700 / 962,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON SCOTT &	
Owner 2:	MCCULLOUGH LINDA E	
Owner 3:		
Street 1:	20 WINDSOR ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	ANDERSON SUE A -
Owner 2:	-
Street 1:	20 WINDSOR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Asbestos Exterior and 3096 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	503,000	3,700	456,000	962,700
Total Card	0.115	503,000	3,700	456,000	962,700
Total Parcel	0.115	503,000	3,700	456,000	962,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.00 | /Parcel: 311.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

16805

GIS Ref

GIS Ref

Insp Date

08/24/17

!2065!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	503,500	3700	5,000.	456,000	963,200	963,200	Year End Roll	12/18/2019
2019	104	FV	387,200	3700	5,000.	484,500	875,400	875,400	Year End Roll	1/3/2019
2018	104	FV	387,200	3700	5,000.	353,400	744,300	744,300	Year End Roll	12/20/2017
2017	104	FV	363,100	3700	5,000.	307,800	674,600	674,600	Year End Roll	1/3/2017
2016	104	FV	363,100	3700	5,000.	262,200	629,000	629,000	Year End	1/4/2016
2015	104	FV	323,400	3700	5,000.	256,500	583,600	583,600	Year End Roll	12/11/2014
2014	104	FV	323,400	3700	5,000.	210,900	538,000	538,000	Year End Roll	12/16/2013
2013	104	FV	336,500	3700	5,000.	200,600	540,800	540,800		12/13/2012

PRINT

Date	Time
12/10/20	17:34:14

LAST REV

Date	Time
09/06/17	10:39:39

ekelly

USER DEFINED

Prior Id # 1:	16805
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2065

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDERSON SUE A,	60612-99		11/30/2012	Family	475,000	No	No		
ANDERSON SCOTT	37120-44		11/21/2002	Family	99	No	No		
DWYER JOHN	29955-218		3/11/1999		355,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/24/2017	Inspected	PH	Patrick H
7/29/2017	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	189	PATRIOT
11/3/1999	Inspected	264	PATRIOT
10/11/1999	Measured	264	PATRIOT
8/9/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98920202
Const Adj.:	0.95921409
Adj $ / SQ:	161.306
Other Features:	109500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683464
Depreciation:	180434
Depreciated Total:	503029

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14		BRs: 7			Baths: 2				HB		

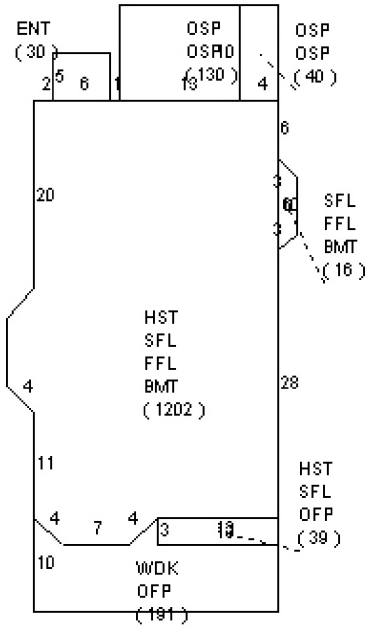
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	7	3	
Totals			
2	14	7	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.31
Special Features:	0	Val/Su Net:	98.53
Final Total:	503000	Val/Su SzAd	162.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,257	161.310	202,761
BMT	Basement	1,218	48.390	58,941
FFL	First Floor	1,218	161.310	196,470
HST	Half Story	621	161.310	100,090
OSP	Screen Porch	340	22.530	7,660
OFP	Open Porch	230	22.710	5,223
WDK	Deck	191	10.780	2,058
ENT	ENTRY	30	25.320	760
	Net Sketched Area:	5,105	Total:	573,963
Size Ad	3095.5	Gross Are	5725	FinArea 3096

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

025.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1912	25.42	T	40	104			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

IMAGE

AssessPro Patriot Properties, Inc